



June 23, 2003

Mr. M. Julian Proctor, Jr., Esquire  
Ausley & McMullen, Attorneys and Counselors at Law  
227 South Calhoun Street  
Tallahassee, Florida 32301

Re: F.W. Smith Technical Amendment (TTA030011)  
Tax Parcels #11-20-20-101-0000 and 11-17-30-KK-0050

Dear Mr. Proctor:

This letter is to notify you that your application for a technical amendment filed on June 6, 2003, has been approved, conditional upon your return to this office a verified copy of the recording (with the Clerk of the Circuit Court of Leon County, Florida) within 30 days of this approval.

Page 1 of Attachment 1 includes the revised legal description and illustrates the revised configuration of parcel 11-20-20-101-0000.

Page 1 of Attachment 2 illustrates the 0.165 acre addition to parcel 11-17-30-KK-0050 taken from parcel 11-20-20-101-0000.

Page 1 of Attachment 3 includes the Unity of Tile Agreement to add the 0.165 acre addition to parcel 11-17-30-KK-0050.

Page 2 of Attachment 3 includes the revised legal description of parcel 11-17-30-KK-0050.

This approval is intended to meet the procedural requirements of the City of Tallahassee Subdivision Regulations only, and it does not waive any other applicable local, state, or federal regulations, nor does it constitute a "replat" of a subdivision recorded in the Public Records of Leon County, Florida. This approval is pursuant to Section 20.12 of the City of Tallahassee Subdivision Regulations and is based on the following findings:

1. No additional lots nor streets are created; and

300 S. Adams St.  
Tallahassee, FL 32301-1731  
Phone: 850-891-0010 TDD: 711  
talgov.com

JOHN R. MARKS, III  
Mayor

ANITA R. FAVORS  
City Manager

ALLAN J. KATZ  
Mayor Pro Tem

JAMES R. ENGLISH  
City Attorney

ANDREW D. GILLUM  
Commissioner

GARY HERNDON  
City Treasurer-Clerk

DEBBIE LIGHTSEY  
Commissioner

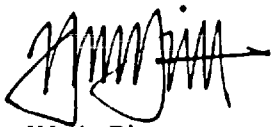
SAM M. McCALL  
City Auditor

MARK MUSTIAN  
Commissioner

2. The parcels resulting from the technical amendment are not reduced below the minimum sizes required by applicable regulations; and
3. There is no change in the orientation of any parcel adjacent to streets; and
4. No streets are vacated; and
5. There will be no impact resulting from the proposed change which would require a public hearing before the Planning Commission.

Should you have any questions, please contact our office at 850.891.7000.

Sincerely,



Wade Pitt  
For the Director  
Growth Management Department

cc: Jay Schuck, NE LUES Team  
Mike Waters, Property Appraiser's Office

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**STATE OF FLORIDA  
COUNTY OF LEON**

The foregoing instrument was acknowledged before me on this 23<sup>rd</sup> day of June of 2003, by Wade Pitt, who is personally known to me and who did take an oath.

**NOTARY PUBLIC STATE OF FLORIDA**

sign: Deborah Mae McCullers

print: \_\_\_\_\_  
Deborah Mae McCullers  
MY COMMISSION # CC876291 EXPIRES  
October 4, 2003  
BONDED THRU TROY FAIN INSURANCE, INC.

Witness: Michael R. Peacock MICHAEL R. PEACOCK

Witness: Carolyn Hoesey Carolyn Hoesey

[hc031242]

- 1) ABSTRACT NOT PROVIDED TO SURVEYOR. THERE MAY BE ADDITIONAL DEEDS OR EASEMENTS THAT AFFECT SAID PROPERTY.
- 2) NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 3) IMPROVEMENTS/UTILITIES ABOVE & BELOW GROUND NOT LOCATED.

Lots 1 and 2, Block "KK", NINTH ADDITION TO BETTON HILLS, a subdivision as per map or plat thereof recorded in Plat Book 4 Page 94 of the public records of Leon County, Florida.

Commence at the Northwest corner of Lot 18, Block "KK" of the NINTH ADDITION TO BETTON HILLS, a subdivision as per map or plat thereof recorded in Plat Book 4 Page 94 of the public records of Leon County, Florida, thence Run North 03 degrees 21 minutes 00 seconds West 30.00 feet to an iron pipe lying on the Southerly right of way boundary of Cline Street, thence Run South 88 degrees 34 minutes 00 seconds West along said right of way boundary 209.41 feet to a concrete monument marking a point of curve to the left, thence Run Southwesterly along said right of way and said curve with a radius of 151.23 feet, through a central angle of 66 degrees 57 minutes 30 seconds, for an arc distance of 176.73 feet, chord being South 53 degrees 10 minutes 02 seconds West 186.85 feet to a concrete monument, thence Run South 10 degrees 43 minutes 00 seconds West along the Easterly right of way boundary of said Cline Street 115.56 feet to a re-rod (marked #4261) marking the POINT OF BEGINNING From said point of beginning and leaving said Easterly right of way Run South 68 degrees 27 minutes 47 seconds East a distance of 297.03 feet to a re-rod (marked #4281), thence Run South 81 degrees 16 minutes 28 seconds East a distance of 131.72 feet, thence Run South 03 degrees 25 minutes 01 seconds East a distance of 304.37 feet to a re-rod (marked #5230), thence Run South 42 degrees 10 minutes 19 seconds West a distance of 150.41 feet to a concrete monument, thence Run North 47 degrees 48 minutes 32 seconds West a distance of 129.68 feet to a concrete monument, thence Run North 80 degrees 58 minutes 43 seconds West a distance of 373.58 seconds West to a concrete monument lying on the Easterly right of way boundary of Cline Street, said point being the most northerly corner of Lot 1 Block "KK" NINTH ADDITION TO BETTON HILLS, thence along said Easterly right of way boundary of Cline Street Run North 28 degrees 18 minutes 53 seconds East a distance of 4.87 feet to a re-rod (marked #4261), thence Run North 19 degrees 44 minutes 14 seconds East along said Easterly right of way boundary a distance of 298.50 feet to the POINT OF BEGINNING.

Sold combined parcels containing 4.85 Acres, more or less

R/W = RIGHT OF WAY  
 ■ = FOUND 4" X 4" CM  
 ● = FOUND IRON PIN/PIPE  
 CM = CONCRETE MONUMENT (4"x4")  
 P.C. = POINT OF CURVE  
 P.T. = POINT OF TANGENT  
 (S) = SURVEY  
 (P) = PLAT  
 M&B = METES AND BOUNDS DESCRIPTION

PROPERTY ADDRESS: 2206 DEMERON ROAD

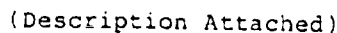
*John A. Poppell*  
JOHN A. POPPELL FLA. REG. R.L.S. #5230

JOHN A. POPPELL  
LAND SURVEYOR - FL. REG. NO. 5230  
PHONE: 850-668-3230

SCALE: 1" = 80'	P.O. BOX 5105	DRAWN BY: J.A.P.
DATE: 5/30/03	TALLAHASSEE, FL. 32314	REVISED:

"BOUNDARY SURVEY"

CLIENT: EVERITT DREW FILE NAME: EVERITTDREWFNL.DWG



FINCHER SMITH  
Client

This instrument was prepared by  
or under the supervision of:  
M. Julian Proctor, Jr.  
AUSLEY & McMULLEN  
Post Office Box 391  
Tallahassee, Florida 32302

Re: Tax Parcel ID Number: 111730 KK0050

**UNITY OF TITLE AGREEMENT**

IN CONSIDERATION of the approval of their application to the City of Tallahassee for a Technical Amendment, **Martin W. Proctor and Susan T. Proctor**, his wife, (the "Undersigned"), hereby agree to restrict the property owned by them (the "Property") having an address of 2218 Demeron Road, Tallahassee, Florida and described in Exhibit "A" attached hereto and made a part hereof in the following manner:

1. The said Property shall be considered as one plot and parcel of land, and no portion of the Property shall be sold, transferred, encumbered or conveyed separately, and the Property may only be sold, transferred encumbered, or conveyed only in its entirety as a single plot or parcel of land.

2. The Undersigned agrees that the conditions, restrictions and limitations imposed hereby, shall be deemed a covenant running with the Property and shall remain in full force and effect, and be binding upon the Undersigned, their successors and assigns. Any release or modification of this Agreement must be approved and agreed to by the City of Tallahassee and executed on its behalf by the City Manager and the City Attorney or such other person or persons authorized to execute such release or modification on behalf of the City of Tallahassee.

3. The Undersigned agree that this Agreement shall be recorded in the Public Records of Leon County, Florida

IN WITNESS WHEREOF, the Undersigned have caused this Agreement to be executed on this 6<sup>th</sup> day of June, 2003.

Signed, sealed, and delivered

In the presence of:

(1st Witness-Signature)

(1st Witness-Printed Name)

(2nd Witness-Signature)

(2nd Witness-Printed Name)

Martin W. Proctor

Susan T. Proctor

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of June, 2003, by MARTIN W. PROCTOR, and SUSAN T. PROCTOR, his wife. Such person: ( ☒ ) is personally known to me; ( ) produced a current Florida driver's license as identification; ( ) produced \_\_\_\_\_ as identification.



(Signature of Notary Public)

(Typed or Printed Name of Notary Public)

**EXHIBIT "A"**  
**To Unity of Title Agreement**

ATTACHMENT # 3  
PAGE 2 OF 2

Begin at a 4" X 4" concrete monument marking the Northwest corner of Lot 5, Block "KK" (being the most northerly corner of said lot) of the Ninth Addition to Betton Hills, a subdivision as per map or plat thereof recorded in Plat Book 4, Page 94 of the Public Records of Leon County, Florida, and run thence South 77 degrees 31 minutes 00 seconds East a distance of 110.70 feet to a concrete monument marking the southwest corner of Lot 10, Block "KK" of said Ninth Addition to Betton Hills, thence run North 02 degrees 31 minutes 12 seconds West along the west boundary of said Block "KK" a distance of 134.45 feet to a one-half inch iron pin and cap (Set-PLS 5230), thence leaving said west boundary run South 42 degrees 47 minutes 10 seconds West a distance of 150.41 feet to THE POINT OF BEGINNING. Said tract or parcel containing 7.188 square feet or 0.165 acres, more or less.

**AND, ALSO:**

Lot 5, Block "KK", NINTH ADDITION TO BETTON HILL, a subdivision, as per map or plat thereof recorded in Plat Book 4, Page 94, of the Public Records of Leon County, Florida.

**AND, ALSO:**

BEGIN at the Northwest corner of Lot 5, Block "KK" (being the most Northerly corner of said lot) of the Ninth Addition to Betton Hills, a subdivision as per map or plat thereof, recorded in Plat Book 4, Page 94, of the Public Records of Leon County, Florida, and run thence South 47 degrees 31 minutes East along the Northeasterly boundary of said Lot 5 a distance of 110.0 feet, thence North 27 degrees 51 minutes East 57.02 feet to a concrete monument marking the Southwest corner of Lot 10, Block "KK" of said Ninth Addition to Betton Hills, thence North 77 degrees 31 minutes West 110.37 feet to the POINT OF BEGINNING.